

Summary Minutes of The Springs at High Rock, Inc. HOA Meeting, August 13, 2015
Community Clubhouse, 233 Tor Court, Denton, NC 27239

Closed workshop, no members of the public invited

Directors in attendance: Hoppensteadt, Ish, Matney, Roland and Ryan

President Matney called the meeting to order at 10:05 AM.

The July 8, 2015 minutes were approved as submitted. Motion by President Matney, seconded by Roland. All in favor, the motion passed.

President Matney asked for committee reports by the BOD liaisons.

ARC: Board liaison Charlie Ryan reported that plans for new construction have been approved for 245 Mesa Drive. Jason Hedrick will be the builder. Ryan also reported that there is another new construction scheduled for ARC review and approval. Other construction and approved projects are moving along on schedule.

Communications Committee: Board liaison Curtis Ish reported that an Internet domain broker is trying to sell us the rights to thespringsathighrock.com. Ish did not know whether the broker owns the rights already or is just willing to act as a broker. The board instructed Ish to have the Communications Committee find out and get a quote for the domain rights.

Ish further reported on the activities of the previous month. This included special notices involving pool closings and posting three sets of summary minutes from the workshops and the public meeting. There are 394 active email addresses with a 51.2% opening rate. There are 115 blog signups. The committee also requested that the committee chairs check their inboxes for requests from members.

One problem solved was that Gmail was putting some incoming requests to committees into the Spam folder and then not forwarding the email on to the final email client. The Communications Committee recommends that committee members either add two email addresses to their Gmail Contacts folder so that messages will go to the Gmail Inbox, not spam, or log on directly to SmarterMail.

Finally, the Communications Committee announced that it will no longer help people program their personal email clients to POP and forward their committee's messages because troubleshooting problems requires that they know personal passwords.

Firewise Committee: Board liaison Curtis Ish reported that, thanks to Ira Matney and his equipment, the three water storage tanks are in place on the concrete pad. Ish hopes that pipe installation will begin shortly.

IRC: President Ira Matney reported that Kevin Wall, licensed surveyor, will give a quote early next week for surveying Boulder Ridge Road. Matney also reported that the vehicle weight and length limits for Boulder Ridge Road and Tranquility Lakes Road are due shortly.

The board decided to get a quote from Donny Apple to paint white warning stripes on the Rocky Cove Lane speed bumps and at the same time use yellow paint to mark Boulder Ridge Road as a one-lane road. The board requested that Apple's quote be sent to the board immediately for an out-of-meeting vote. The board also decided that at this time we will make Boulder Ridge Road as safe as possible but as a one-lane road only and thus delay any further improvements until more homes are built in the area.

President Matney was also directed to get a quote to finish roadway shoulder reseeding that was not done in 2014.

Nominating Committee: Board liaison Alex Roland reported that he has talked to two potential candidates who are definitely interested in being board members. It was suggested that if we have a contested election, we offer the interested candidates who were not elected the opportunity to join us at the workshop meetings as a

sort of training session for the next year. At this time executive session comments about the personnel and situation involving the election were offered.

SBG: Board liaison Curtis Ish reported that the committee met and has submitted a plan for the front entrance replacing many of the plants presently there and adding many new ones. The board felt that since it would change the look of the front entrance, it should be presented at the next public meeting for membership comments before the board votes to accept their suggestions.

President Matney reported that the Tranquility Lakes pond area has been mowed more this year and as a result more people have been using the area.

The committee also asked that the faded stop sign be replaced at the front entrance. Director Hoppensteadt will order a new sign from MSCDirect.com for \$70.00. (No motion made at this time.)

Security Committee: Board liaison Charlie Ryan reported that the trespassers who were photographed by a home security camera at a resident's home on Rocky Cove Lane have not yet been identified. The board will ask the Communications Committee for help in the next newsletter by asking residents to check our blog for possible identification. Director Roland reported that last Monday at 8:15 PM, six teenagers (not living in The Springs) climbed over the fence and were using the hot tub. The Sheriff was notified and responded. They were escorted out by the Sheriff. Ryan will check to see what codes were used between 8:00 and 8:15 PM.

Director Curtis Ish asked that a 24/7 gate code be given to USIC (underground cable and electric wire locators) before any digging is started. The local technician requested a code in order to mark off any wires after hours so that construction could be started early the next day. Also, he claimed that a few times a year he is called out by Energy United on an emergency basis. Ish explained to the technician that a code can only be given to his manager and the manager will give the code to whoever is assigned the relocating job.

Social Committee: no report.

RFC: Board liaison Al Hoppensteadt reported that the pool and hot tub will be closed for the season at the end of the day on September 13, 2015. He also reported that a solar-powered light for the clubhouse parking lot has been ordered and received. He and David Stephens will install it.

Hoppensteadt also reported that the current reserves for the clubhouse are at \$35,800 in case we have to replace the roof sooner than we anticipated. (It was decided at the July 8, 2015 meeting to wait two more years if possible.)

There was further discussion on using a two-tier pricing based on the number of people in the party when renting the clubhouse. No action was taken.

Financial Committee: Treasurer Al Hoppensteadt reported that we now have \$762,000 in our reserves. The latest deposit of \$92,000 is in Duke's Premier Notes. Hoppensteadt further stated that we now have \$247,000 in the Duke notes earning \$200 per month. He also reported that delinquencies are down because of a new collection agency that the Finance Committee is using.

President Matney asked for Old Business reports:

- President Matney reported that the dangerously leaning tree at the intersection of Sirocco Road and Mistral Lane has been removed. The secretary was directed to send a thank you note to the owner for his cooperation in this matter.
- As a continuing discussion, Director Hoppensteadt reported that there are probably eight more dead trees leaning towards Rocky Cove Lane that the owners should also be contacted about. The board will put the topic on the Action List for review this fall.
- Director Roland reported on the two quotes for refinishing the clubhouse floors. The quotes were for \$1,840.00 and \$3,897.00. The more expensive quote was for a more thorough refinish, but the board decided that the less expensive refinish was more in line with what the board needed for normal clubhouse wear and tear.

Motion by Hoppensteadt, seconded by Ryan to have John Borgman refinish the clubhouse floors for \$1,840.00. The work will be started after the holiday party in December, 2015. Hoppensteadt, Ish, Roland and Ryan in favor; Matney abstained because familiarity with the bidder.

- Action list (items not covered in committee reports):
 1. Handrail at Dock #3: decided to ask Lonnie Cook for a quote to install the handrail
 2. Sierra Trace Road cracks: will get quote when D. Apple is contacted about road painting
 3. Quotes for rumble strips: still trying to get
 4. Monitoring tennis court deterioration: first laser measuring will be done 8/17/15

President Matney asked for New Business reports:

- There was a general discussion about how to deal with people swimming off the community boat docks. Director Hoppensteadt will try to find any of Yadkin-Alcoa's rules prohibiting swimming off commercial or community docks, and Director Roland will consult our attorney (Ryan McNeill) to ask him to explain more clearly what our responsibility and liability is for the docks that are on Yadkin's lake, especially since we acknowledge underwater hazards at these docks..

At 11:50 AM President Matney adjourned the meeting, motion by Ish, seconded by Roland, all in favor. Motion passed.

The next HOA regular open board meeting is scheduled for 9/10/15, 7:00 PM

Respectfully submitted, Curtis Ish, Secretary HOA